

GIS REGISTRY INFORMATION

SITE NAME:	Flying Lizard And Dungeon Of Horrors			FID #	
BRRTS #:	03-11-002453			(if appropriate):	
COMMERCE # (if appropriate):	53965-1506-25				
CLOSURE DATE:					
STREET ADDRESS:	325 Broadway				
CITY:	Wisconsin Dells				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	538346	Y =	350583	
CONTAMINATED MEDIA:	Groundwater		Soil	X	Both
OFF-SOURCE GW CONTAMINATION >ES:	Yes		No		
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes		No		
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	X	No		
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)					X
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable) (Current property owners)					X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

February 23, 2004

Mike Horkan
City of Wisconsin Dells
300 La Crosse St
Wisconsin Dells, WI 53965

RE: **Final Closure**

Commerce # 53965-1506-25 **WDNR BRRTS # 03-11-002453**
Flying Lizard And Dungeon Of Horrors, 325 Broadway, Wisconsin Dells

Dear Mr. Horkan:

The Wisconsin Department of Commerce (Commerce) has reviewed the additional/revised closure related information that was submitted by your consultant, MSA Professional Services, on January 14, 2004. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 264-8766.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Swimm', is written over a horizontal line.

David Swimm
Hydrogeologist, Site Review Section

cc: Kenneth Gradall, MSA

ERS-5524-E (R. 4/98)

File Ref: G:\Electronic Mailbox\539\53965\150625\022304_Close.doc

NOTICE OF LAND CONTRACT

Re: Lot Seven (7) and the east 10 feet of Lot Eight (8), Block 47, Original Plat,
City of Wisconsin Dells.

PLEASE TAKE NOTICE that Martin M. Steffes and Susan M. Steffes, husband and wife as survivorship marital property, as Vendors; and, Michael Malka, Amos Goaz and Izik Cohen, as tenants in common, as Purchasers, have entered into a Land Contract covering the above-described real estate. The parties agreed not to record said Land Contract. The purpose of this notice is to provide record notice of said Land Contract.

VENDORS:

Martin M. Steffes
Martin M. Steffes
Dated: 8-1-94

Susan M. Steffes
Susan M. Steffes
Dated: 8-1-94

PURCHASERS:

Michael Malka
Michael Malka
Dated: 8/1/94

Amos Goaz
Amos Goaz
Dated: 8.1.94

Izik Cohen
Izik Cohen
Dated: 8-01-94

STATE OF WISCONSIN)
COUNTY OF SAUK) ss

Transfer fee

1440.00

NTF

Subscribed and sworn to before me this 1 day of August, 1994, by Martin M. Steffes
and Susan M. Steffes, to me known to be the parties who executed the foregoing document.

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

AUG 4 1994

Benny Gudel


Reg. of Deeds at 8:00 AM

Timothy Swater

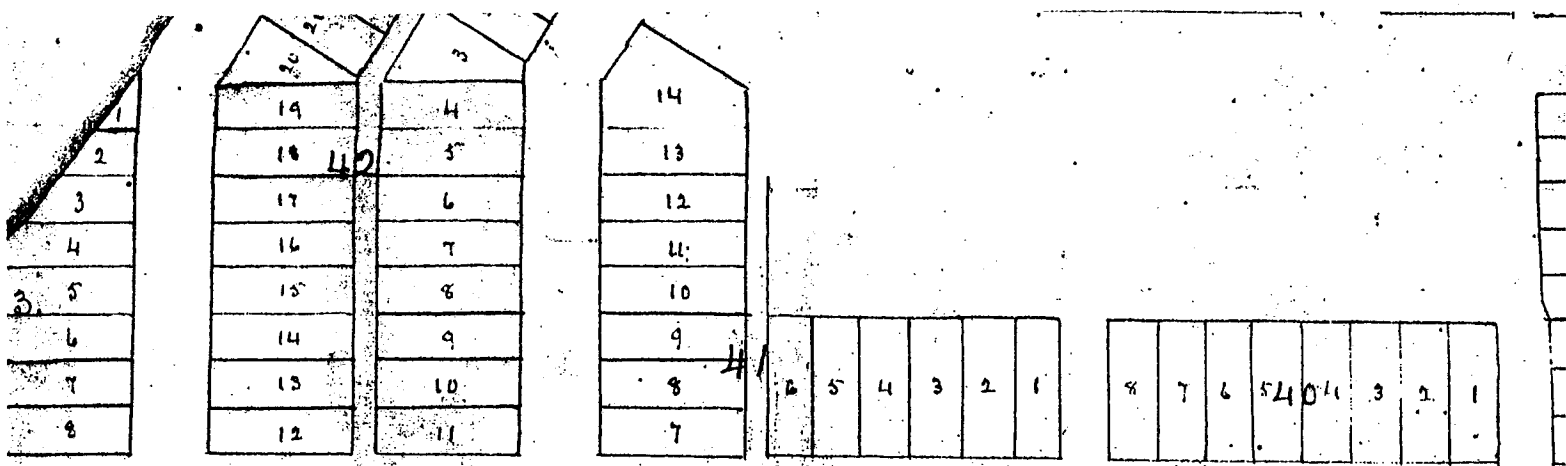
(Name) [Signature]
Notary Public, Franklin County, WI
My Commission: 15 June

STATE OF WI)
COUNTY OF Sauk) ss

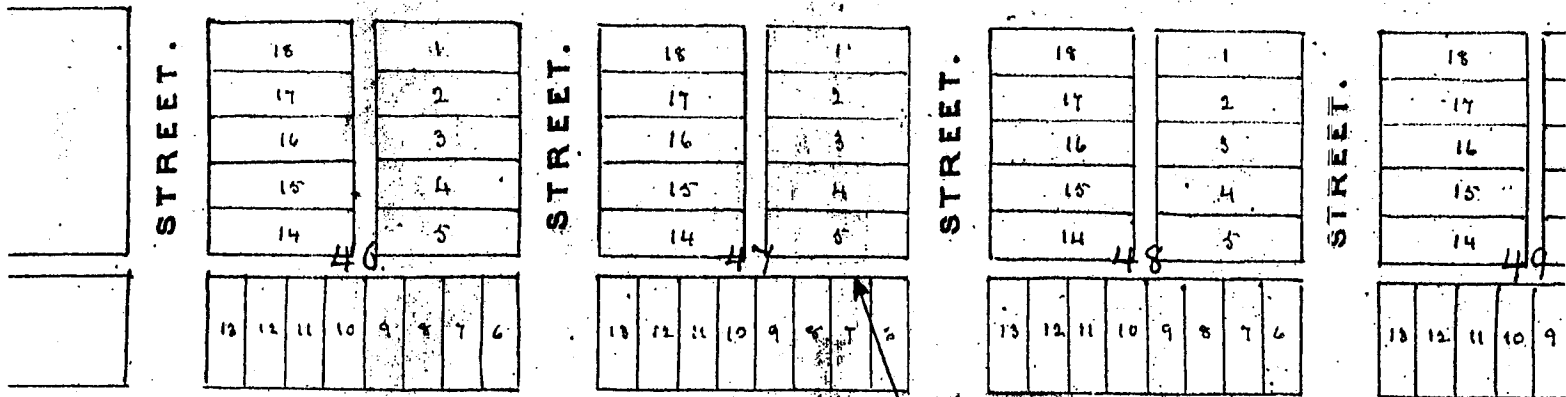
Subscribed and sworn to before me this 1 day of August, 1994, by Michael Malka,
Amos Goaz and Izik Cohen, to me known to be the parties who executed the foregoing document.


(Name): Joseph J. Hasler
Notary Public, Sauk County, WI
My Commission: is exp.

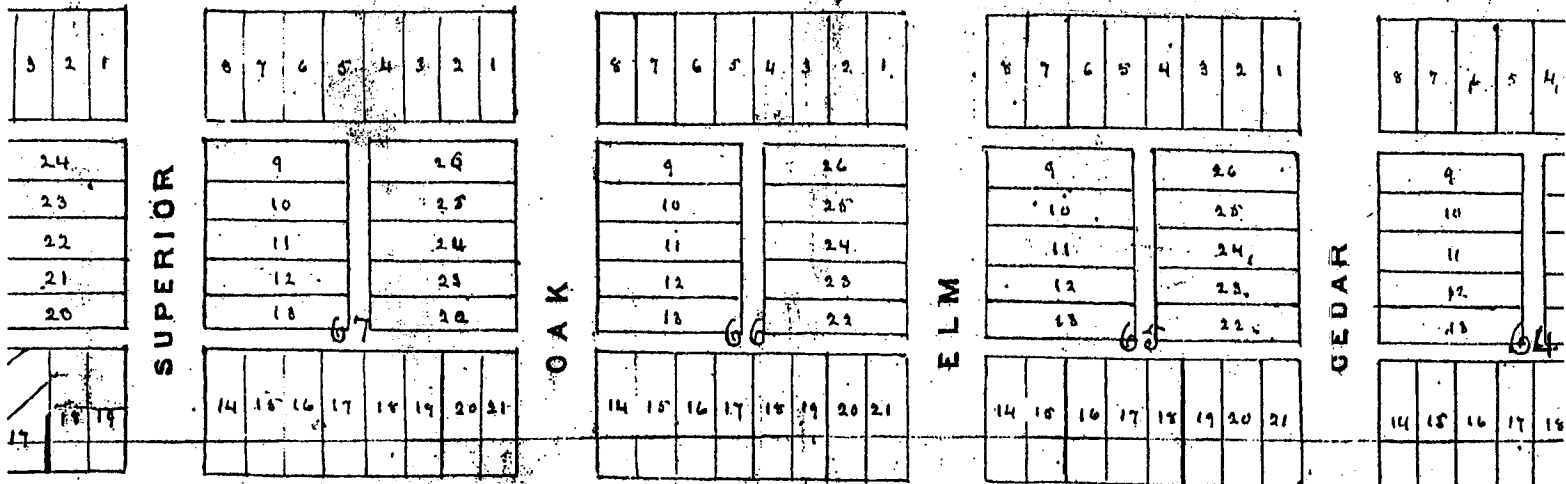
This instrument was drafted by:
Joseph J. Hasler
Reedsburg, Wisconsin 53959



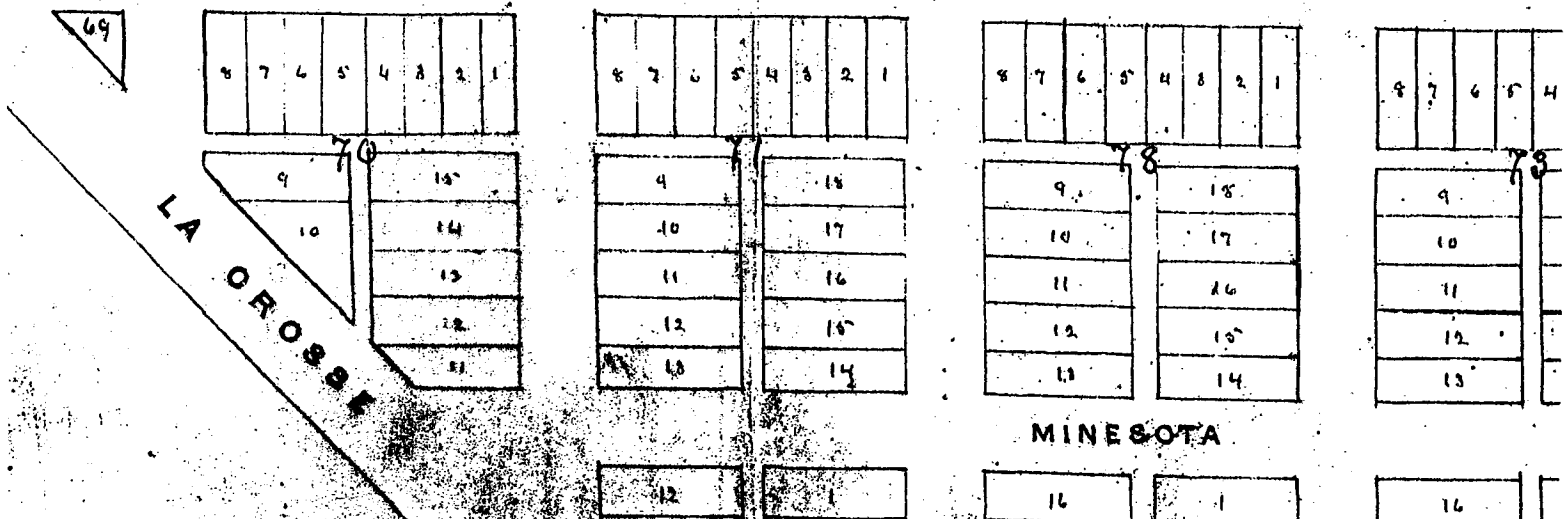
WISCONSIN



SITE LOCATION



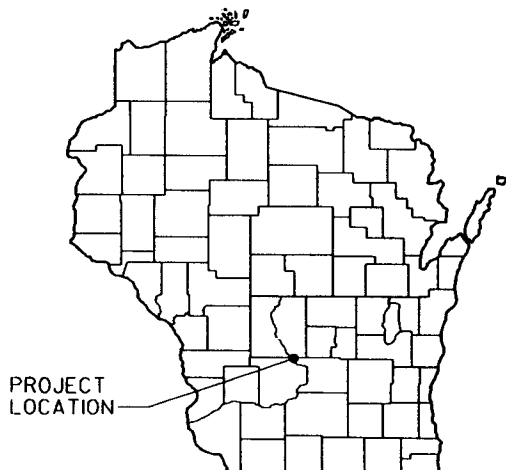
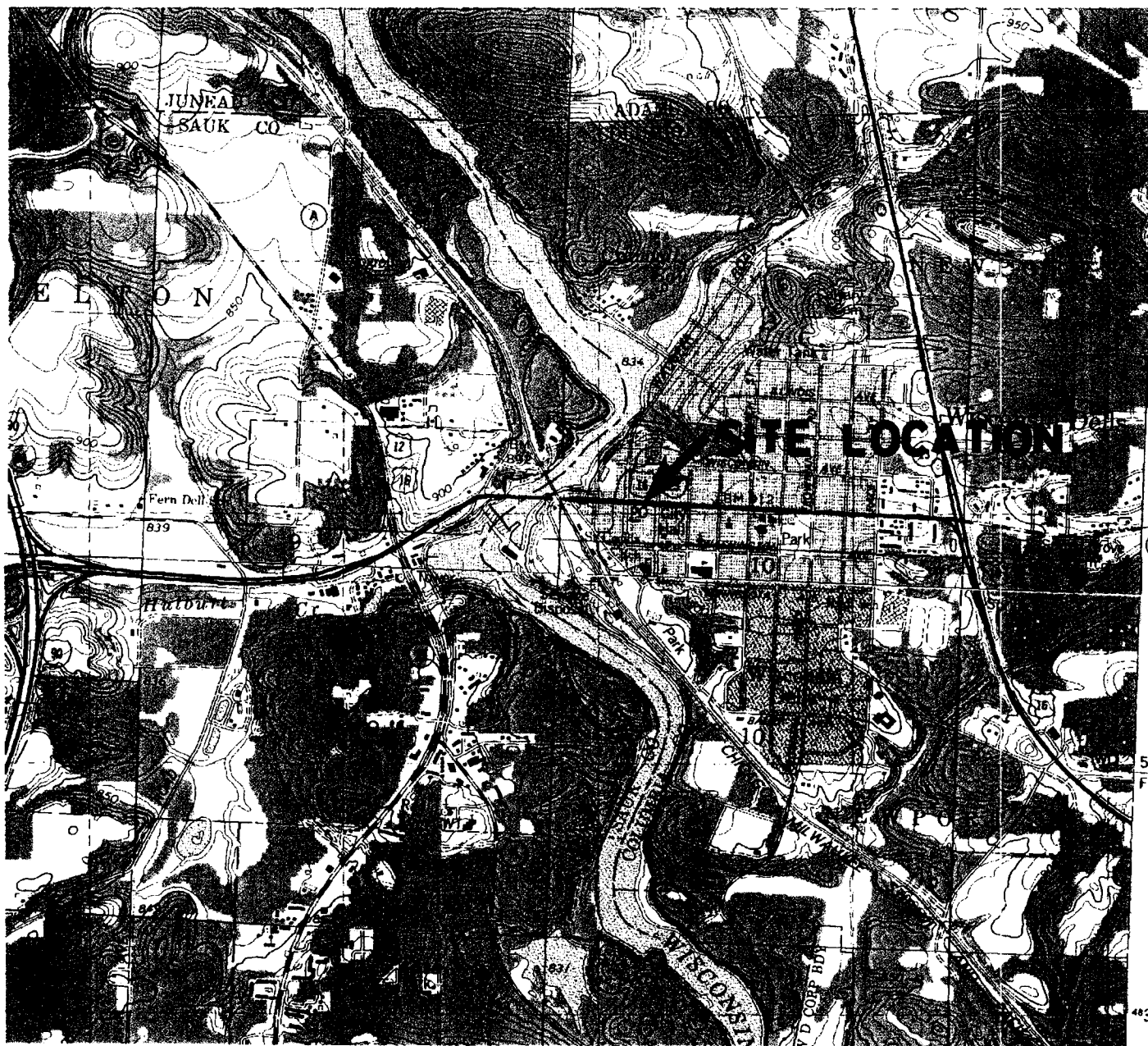
WASHINGTON



MINNESOTA

ATTACHMENT B – GIS REGISTRY INFORMATION

1. UST was in alley, a public right-of-way, which is an undeeded property. The Notice of Land contract for 325 Broadway is attached.
2. A copy of the plat map for 325 Broadway is attached.
3. The PIN for 325 Broadway is 632
Geographic Position Data (WTM83/91 projection) is 538346, 350583.
4. Figure 1 is the Site Location Map
5. Figure 2 shows the extent of the contaminated soil.
6. Table 1 presents the most recent analytical results.
10. Figure 2 shows the soil sample locations and the approximate extent of residual soil contamination.
11. Figure 3 is a geologic cross section showing the location of the residual soil contamination.
12. The City of Wisconsin Dells is the responsible party. A notification of contaminated soil was sent to the owners of 325 Broadway (Attached).
13. The City of Wisconsin Dells is the responsible party, and therefore no notice of contamination was sent to the City.



2000 0 2000
SCALE IN FEET



Wisconsin Dells North Quadrangle and
Wisconsin Dells South Quadrangle
Wisconsin - Columbia Co.
7.5 Minute Series (Topographic)
NE/4 and SE/4 Baraboo 15 Minute Quadrangles
Contour Interval 10 Feet
1975

MSA

PROFESSIONAL SERVICES

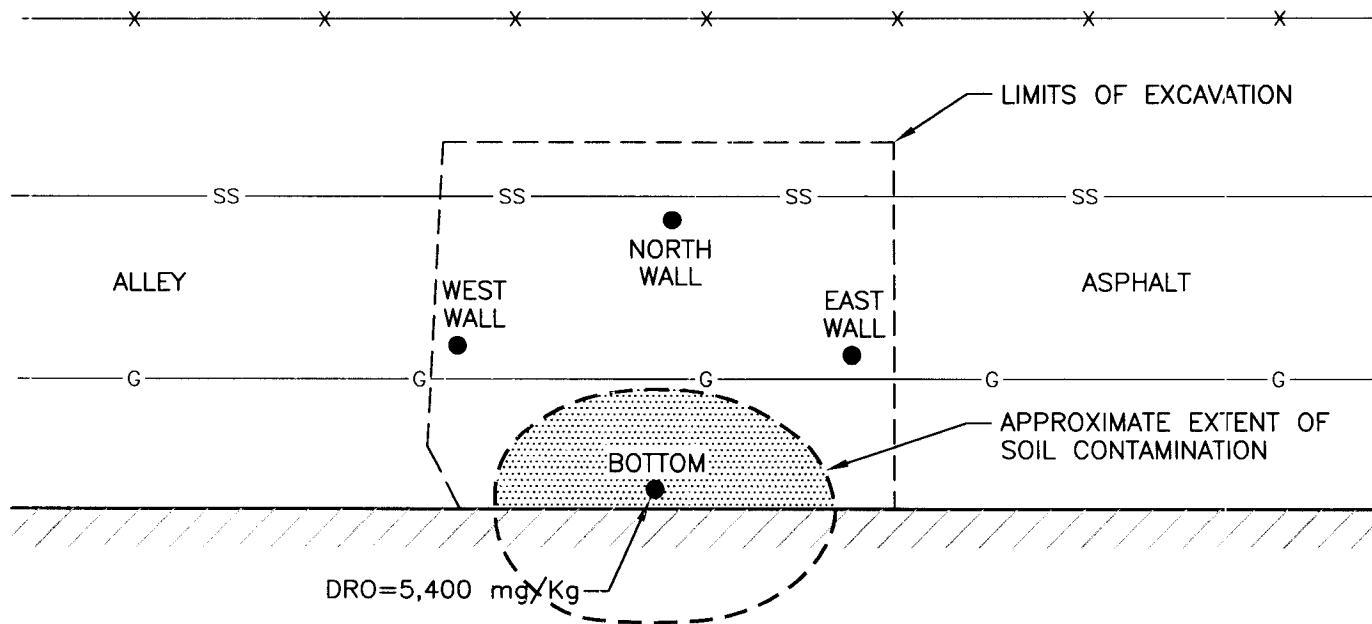
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1230 South Boulevard Baraboo, WI 53913
608-356-2771 1-800-362-4505 Fax: 608-356-2770

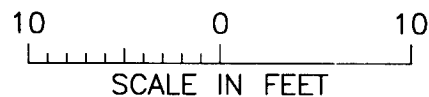
FIGURE 1
SITE LOCATION MAP

FLYING LIZARD AND DUNGEON OF HORRORS
WISCONSIN DELLS, WISCONSIN

850301AA



BUILDING
325 BROADWAY



LEGEND

- SOIL SAMPLE LOCATION
- x— FENCE
- G— NATURAL GAS
- SS— STORM SEWER

FIGURE 2

**SITE LAYOUT AND
SOIL SAMPLE LOCATIONS**
FLYING LIZARDS AND
DUNGEON OF HORRORS
WISCONSIN DELLS, WISCONSIN

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1230 South Boulevard Baraboo, WI 53013
808-356-2771 1-800-382-4505 Fax 808-356-2770

DRAWN BY RHM DATE 2-13-03 SHEET _____ of _____
CHECKED BY SCALE AS NOTED FILE NO. 213057AB

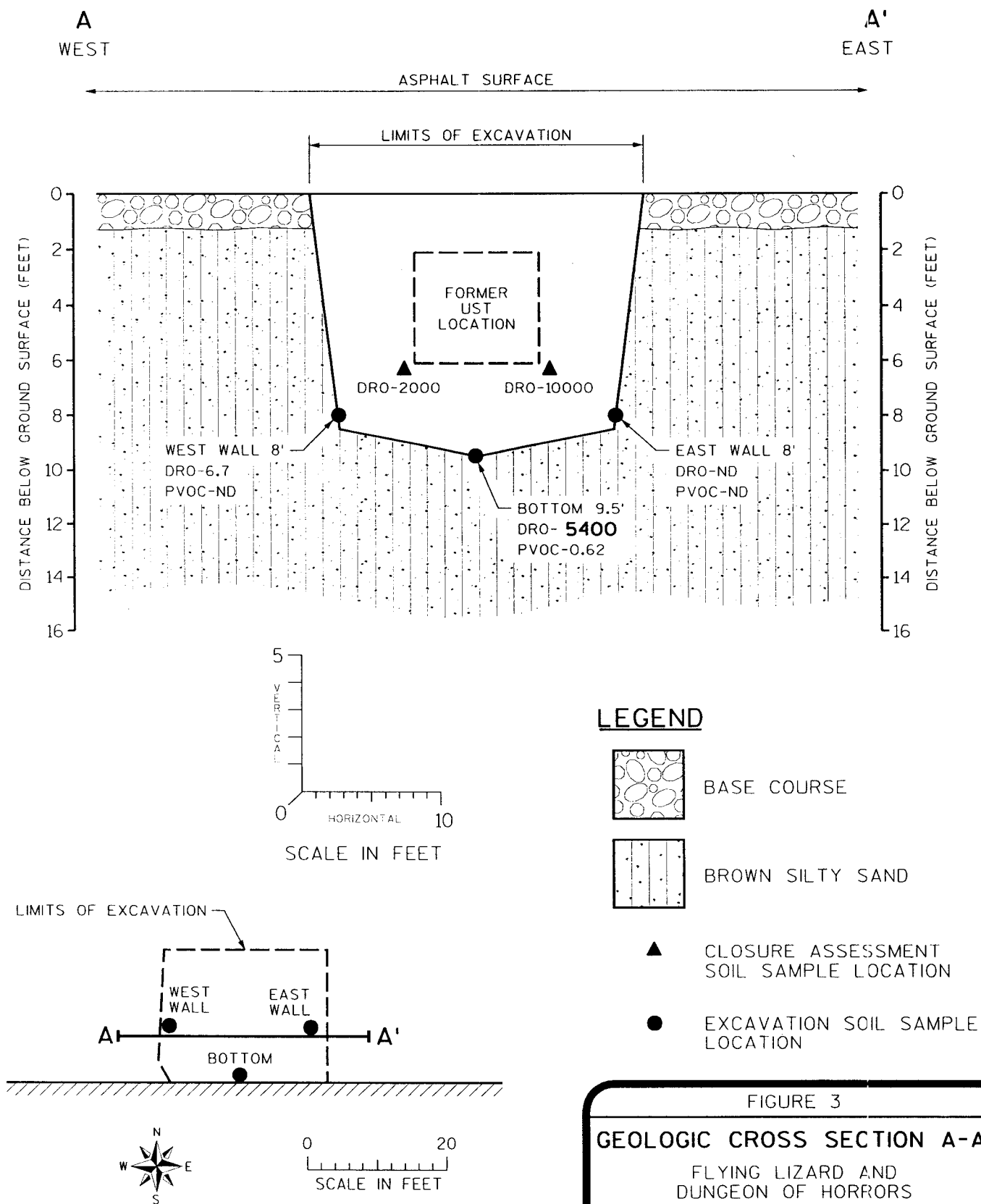


FIGURE 3

GEOLOGIC CROSS SECTION A-A'

FLYING LIZARD AND
DUNGEON OF HORRORS
WISCONSIN DELLS, WISCONSIN

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DRAWN BY RHM DATE 7-9-03
CHECKED BY SCALE AS NOTED

SHEET of
FILE NO. 850301AC

TABLE 1
CHEMICAL ANALYSES OF SOIL SAMPLES
FLYING LIZARD AND DUNGEON OF HORRORS
WISCONSIN DELLS, WISCONSIN

Date Sample Location Sample Depth (ft)	Closure Assessment 11/05/1994		Remedial Action 12/15/1994				NR 720 GRCLs
	East End 6.5'	West End 6.5'	West Wall 8'	North Wall 8'	East Wall 8'	Bottom 9.5'	
DRO	10000	2000	6.7	67	nd	5400	100
PVOC							
MTBE			nd	nd	nd	nd	
Benzene			nd	nd	nd	nd	0.0055
Toluene			nd	nd	nd	nd	1.5
Ethylbenzene			nd	nd	nd	nd	2.9
m- & p-xylene			nd	nd	nd	nd	4.1
o-Xylene			nd	nd	nd	nd	4.1
1,3,5-TMB			nd	nd	nd	0.21	
1,2,4-TMB			nd	nd	nd	0.41	12

NOTES:

DRO = Diesel Range Organics

Units are in mg/Kg

nd = not detected above method detection limit

MTBE = Methyl tert-Butyl Ether

TMB = Trimethylbenzene

Bold indicates concentrations above NR 720 GRCLs.

GRCLs = Generic Residual Contaminant Levels

**RESPONSIBLE PARTY AFFIRMATION OF PROPERTY DESCRIPTIONS
FLYING LIZARDS AND DUNGEON OF HORRORS UST SITE
325 BROADWAY, WISCONSIN DELLS, WI**

The following affirmation by the responsible party is required by Wisconsin Administrative Code, ch. NR 726.05 paragraph (3)(a)4.g.

I hereby affirm the following:

1. I believe that legal descriptions for all of the properties within or partially within the contaminated site's boundaries that had soil contamination exceeding ch. NR 720 generic residual contaminant level at the time that case closure was requested, other than public street or highway rights-of-way or railroad rights-of-way, have been submitted to the agency with administrative authority for the site, either as an attachment to the site investigation report or as part of the soil GIS registry attachment to the case close out report.

Mike Horkan
Mike Horkan, Director of Public Works

01/09/04
Date



850301

June 13, 2003

Mr. Michael Malka
610 Parkway
Gatlinburg, Tennessee 37738

Re: Notification of Soil Contamination
325 Broadway, Wisconsin Dells, WI

Dear Mr. Malka:

Petroleum product soil contamination was detected in the alley behind (north) your property located at 325 Broadway, Wisconsin Dells, WI. The soil contamination was associated with a fuel oil underground storage tank that was used for supplying heat to the building on your property. A remedial excavation was performed by MSA Professional Services, Inc. (MSA) for the City of Wisconsin Dells on December 15, 1994, and the soil contamination was removed to the extent possible without undermining the building. However, soil contamination (5,400 mg/kg diesel ranged organics) was detected in the soil sample collected from the bottom of the excavation at concentrations above the generic residual contaminant levels (RCLs) found in chapter NR 720, Wisconsin Administrative Code. Based on this soil sample, it is likely that residual DRO soil contamination is present beneath the building on your property in the area near the former tank. The attached figure shows the limits of the excavation, the soil sample locations, and the approximate extent of the soil contamination.

The City of Wisconsin Dells will be requesting that the Department of Commerce grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken as long as the building is present.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913-2791

608-356-2771 • 1-800-362-4505

FAX: 608-356-2770 • www.msa-ps.com

Mr. Michael Malka
June 13, 2003

investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination (attached).

The Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: David Swimm, Wisconsin Department of Commerce, Environmental & Regulatory Services Division, Bureau of PECFA, P.O. Box 8044, Madison, WI 53708-8044.

If this case is closed, all properties within the site boundaries where soil contamination exceeds chapter NR 720 soil standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above chapter NR 720 soil standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. A map showing the property boundaries in the area and the most recent extent of soil contamination is attached for your review, along with a complete legal description of your property. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual soil contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department of Commerce makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from the owner (City of Wisconsin Dells), by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Page - 3 -

Mr. Michael Malka
June 13, 2003

If you need more information, you may contact me at 1-800-362-4505 or you may contact David Swimm at the Wisconsin Department of Commerce (1-608-264-8766).

Sincerely,

MSA Professional Services, Inc.



Kenneth S. Gradall, P.G.
Hydrogeologist

cc: Mike Horkan, Director of Public Works, City of Wisconsin Dells
Izik Cohen, 413 Washington Avenue, Wisconsin Dells, WI 53965
David Swimm, Department of Commerce
Richard Lyster, MSA

List of Attachments:

Figure 2: Site Layout and Soil Sample Location
Fact Sheet 10: Guidance For Dealing With Properties Affected By Off-Site
Contamination
Recorded Notice of Land Contract
Original Plat, City of Wisconsin Dells



January 7, 2004

RECEIVED
JAN 12 2004
ERS DIVISION

Mr. Amos Goaz
4133 Danny Drive
Panama City Beach, FL 32408

Re: Notification of Soil Contamination
325 Broadway, Wisconsin Dells, Wisconsin

Dear Mr. Goaz:

Petroleum product soil contamination was detected in the alley behind (north) your property located at 325 Broadway, Wisconsin Dells, Wisconsin. The soil contamination was associated with a fuel oil underground storage tank that was used for supplying heat to the building on your property. A remedial excavation was performed by MSA Professional Services, Inc. (MSA) for the City of Wisconsin Dells on December 15, 1994, and the soil contamination was removed to the extent possible without undermining the building. However, soil contamination (5,400 mg/kg diesel ranged organics) was detected in the soil sample collected from the bottom of the excavation at concentrations above the generic residual contaminant levels (RCLs) found in chapter NR 720, Wisconsin Administrative Code. Based on this soil sample, it is likely that residual DRO soil contamination is present beneath the building on your property in the area near the former tank. The attached figure shows the limits of the excavation, the soil sample locations, and the approximate extent of the soil contamination.

The City of Wisconsin Dells will be requesting that the Department of Commerce grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken as long as the building is present.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination (attached).

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Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913-2791
608-356-2771 • 1-800-362-4505
FAX: 608-356-2770 • www.msa-ps.com

Mr. Amos Goaz
January 7, 2004

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If you need more information, you may contact me at 1-800-362-4505 or you may contact David Swimm at the Wisconsin Department of Commerce (1-608-264-8766).

Sincerely,

MSA Professional Services, Inc.



Kenneth S. Gradall, P.G.
Hydrogeologist

KSG:kmp

List of Attachments:

Figure 2: Site Layout and Soil Sample Location
Fact Sheet 10: Guidance For Dealing With Properties Affected By Off-Site Contamination
Recorded Notice of Land Contract
Original Plat, City of Wisconsin Dells
cc: Mike Horkan, Director of Public Works, City of Wisconsin Dells
David Swimm, Department of Commerce
Richard Lyster, MSA